

MINUTES OF THE REGULAR MEETING
OF THE
COMMISSIONERS OF THE CHICAGO HOUSING AUTHORITY

June 20, 2006

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, June 20, 2006, at 8:30 a.m. at Altgeld Murray Community Building, 951 E. 132nd St., Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O'Keefe
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Absent:	None
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Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, presented his monthly report. Per Mr. Peterson, on Wednesday, June 21st, the heads of all of major public housing agencies in the country will be in Chicago for an annual conference. They will go on a tour of CHA and meet to discuss challenges facing public housing agencies all across the country. Mayor Richard M. Daley and Senator Obama are scheduled to be keynote speakers. Mr. Peterson continued by saying that this is an opportunity for CHA to put its best face for a national audience and show them how much progress the Authority has made. Mr. Peterson concluded his report by highlighting several of the ground breaking and ribbon cutting affairs he had recently attended welcoming families back to CHA while offering others job opportunities.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board. Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters. The Commissioners subsequently reconvened in Open Session. Chairperson Gilliam thereupon introduced the Resolutions discussed in Executive Session.

Commissioner Ivers then presented a Motion to approve resolution for Executive Session Item 1.

Executive Item 1

RESOLUTION NO. 2006-CHA-77

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 5, 2006, requesting that the Board of Commissioners approves the Personnel Actions Report for May 2006.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Report for May 2006.

The Motion to adopt resolution for Executive Session Item 1 was seconded by Commissioner Wiggins and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O’Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Executive Item 2

Commissioner Harris then presented a Motion to approve resolution for Executive Session Item 2.

RESOLUTION NO. 2006-CHA-78

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 14, 2006, regarding authorization to enter into a settlement agreement in the amount of \$800,000 for the case known as *K.R. Miller Contractors, Inc. v. Chicago Housing Authority*, 04 CH 16155;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the General Counsel or her designee to enter into a settlement agreement in the amount of \$800,000 for the case known as *K.R. Miller Contractors, Inc. v. Chicago Housing Authority*, 04 CH 16155. This settlement is subject to the Chicago Housing Authority receiving approval from the U.S. Department of Housing and Urban Development.

The Motion to adopt resolution for Executive Session Item 2 was seconded by Commissioner O’Keefe and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O’Keefe
Mary Wiggins
Sandra Young

Recused: Commissioner Ponce

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolutions adopted.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented the report for the Tenant Services Committee. Per Commissioner Young the Tenant Services Committee Meeting was held on Wednesday, April 12, 2006 at 1:00 p.m. at the 626 W. Jackson Corporate offices. The Committee was presented with an update on Job Placement Program by Rayne Martin, Director of Resident and Relocation Services, and representatives from the Department of Human Services and National Able.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items A1 thru A6 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item A1)

The resolution for Item A1 approves the form of tenant selection plan, lease and resident handbook to be used for Scattered Sites West off-site replacement housing known as The Fountain View. The developer has an interest and desire to implement its own lease forms and policy that encourages consistent community standards for the effective management of its mixed-income developments. The tenant selection plan, lease and resident handbook have to accommodate various aspects of the multiple types of tenants and characteristics of a mixed-income transaction. The property's specific requirements for applicants contained in the admissions and continued occupancy policy are derived from the CHA's Minimum Tenant Selection Plan. The approval of this item is required at this time to facilitate the closing of this development transaction. These documents have been subject to negotiation among the CHA, the Developer and Lawndale LAC and the documents are recommended as acceptable. A public comment period was held from May 10, 2006 through June 8, 2006. A public comment hearing was held on May 23, 2006 at the Douglas Park Field House. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2006-CHA-79

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 1, 2006, entitled "Authorization for Approval of the Tenant Selection Plan, Lease and Resident Handbook for Scattered Sites West Replacement Housing at the Fountain View and to Amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto"

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of tenant selection plan, lease and resident handbook in substantially the form presented to the Board for the Scattered Sites West off-site replacement housing at the development known as The Fountain View. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item A2)

Similar to Item A1, the resolution for Item A2 approves the form of lease, lease riders, tenant selection plan and building rules to be used for Cabrini-Green off-site replacement housing known as The Parkside of Old Town. Board approval is required at this time to facilitate the closing of this development transaction. Documents have been subject to negotiation among the CHA, the Developer and Cabrini-Green LAC and the documents are recommended as acceptable. A public comment period was held from May 19, 2006 through June 19, 2006. A public comment hearing was held on May 31, 2006 at the Chicago Police Department, 18th District. Notice for the 30 day public comment period and comment hearing was provided to the public and consideration will be given to any forthcoming comments prior to finalizing the documents.

RESOLUTION NO. 2006-CHA-80

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 1, 2006, entitled "Authorization for approval of the Lease, Lease Riders, Tenant selection Plan and Building Rules for Cabrini-Green Replacement Housing at the Parkside and to amend the CHA Admissions and Continued Occupancy Policy to incorporate such documents as an addendum thereto";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the attached form of lease, lease riders, tenant selection plan and building rules in substantially the form presented to the Board for the Cabrini-Green replacement housing at the development known as The Parkside of Old Town. The Chairperson of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including, but not limited to, changes based on HUD requirements or resulting from any applicable notice and comment process. Such approval shall constitute conclusive evidence of the Board's approval of any and all such changes.

(Item A3)

In May 2006, a Request for Proposal was issued soliciting qualified individuals or firms to provide safe, decent and affordable units to house the temporary relocation of CHA families while redevelopment and rehabilitation is taking place. Based on the review of the proposals, it was determined to award contracts to three vendors for approximately 50 units. Accordingly, the resolution for Item A3 approves the form of lease, public housing rider, drug-free lease addendum, and Grievance Procedure for these units in the private market which will temporarily house relocating CHA families. The form lease is the Chicago landlord – tenant lease. The public housing rider, which will be signed by each leaseholder, contains additional tenant and landlord obligations and responsibilities in accordance with public housing regulations. The Grievance Procedure is the CHA’s resident grievance procedure, which was approved by the Board in January 2004. The lease form and supplemental documents encourage consistent community standards, effective property management, and comply with public housing regulations and obligations. The form of lease, the public housing rider, drug-free lease addendum and Grievance Procedure were released for public comment on April 6, 2006. A public hearing was held on April 20, 2006.

RESOLUTION NO. 2006-CHA-81

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2006, entitled, “Authorization for approval of a Form of Lease, Public Housing Lease Rider, a Drug-free Lease Addendum, and Grievance Procedure for Housing Units to temporarily house families relocating from public housing”,

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the form of lease, public housing lease rider, a drug-free lease addendum, and Grievance Procedure for the housing units to be used to temporarily house families relocating from public housing. The Chairman of the Board or the Chief Executive Officer is hereby authorized to approve final changes in these forms, including changes based on public comments, HUD requirements or other regulatory agency requirements. Such approval shall constitute conclusive evidence of the Board’s approval of any and all such changes.

(Item A4)

In March 2006 a Request for Proposal was advertised in area newspapers to provide safe, decent and affordable units to house the temporary relocation of CHA families while redevelopment and rehabilitation is taking place. Of the three proposals received and opened the evaluation committee reviewed and scored each proposal based upon criteria set forth in the RFP. Accordingly, the resolution for Item A4 approves award of contracts to the Chicago Metropolitan Housing Development Corporation, Urban Property Advisors and Carmen Navarro to temporary house CHA residents during the relocation process, for approximately 50 units.

RESOLUTION NO. 2006-CHA-82

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006, entitled “Ratification of award of three (3) contracts to house the temporary relocation of CHA families.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners ratifies the cost negotiations and award of three (3) twenty-four month base term contracts with two (2) one-year option periods for temporary relocation housing for Chicago Housing Authority families in an aggregate amount not-to-exceed \$2,090,369.27 for the twenty-four (24) month base term.

(Item A5)

As part of the Community and Supportive Services Plan for ABLA, residents are encouraged to participate in educational and employment training programs. Since January 2001, CPS implemented the Employability Plus Program at ABLA Homes that provides eligible residents with a high school reentry program in order to receive their diploma. Additionally, there is a GED program for residents who are not able to return to high school. A second component to the program allows residents to participate in job training where they learn skills in trades such as carpentry, masonry, plumbing, electricity and painting. Participants also attend workshops in the following areas: educational public health on HIV/AIDS, drug abuse and public assistance legislation. The Program is essential to the ABLA community, and supports the CHA’s Plan for Transformation by linking families with opportunities that will assist their move toward self-

sufficiency and integration into mixed-income communities. Accordingly, the resolution for Item A5 approves the second one-year option of the Intergovernmental Agreement with the City of Chicago Board of Education.

RESOLUTION NO. 2006-CHA-83

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006, entitled “Recommendation to exercise the second one year option of the Intergovernmental Agreement with the City of Chicago Board of Education for the Employability Plus Program at ABLA Development”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to exercise the second one (1) year option of the intergovernmental agreement (“IGA”) with the City of Chicago Board of Education for the Employability Plus program at ABLA (“Contract No. 0675”) for the period of July 1, 2006 through June 30, 2007 for an amount not-to-exceed \$79,300.00. The new total not-to-exceed contract amount of Contract No. 0675 will be \$296,850.00. The Board also authorizes the third and fourth year option periods, exercisable at the CHA’s sole discretion, which were included in Contract No. 0575.

(Item A6)

The resolution for Item A6 approves acceptance of an Illinois State Board of Education Grant for the Summer Food Program in the amount of \$3,390,508. The purpose of this program is to extend the National Food Program through the summer vacation months to ensure that CHA youths receive nutritional help needed for proper physical development. The Program for 2006 has been developed to serve approximately 12,000 breakfast meals per day at approximately 145 sites at a cost of \$ 1.298 per meal, approximately 16,000 cold/hot lunches per day at approximately 145 sites at a cost of \$1.989 per meal, and approximately 1,800 snacks per day at a cost of \$.59 each. The meals will be served for two-hour periods, five days a week, in all CHA family developments. There will also be approximately 70 special events during the term of the program at which meals will be served. The program will run for 55 days and will begin June 19, 2006 and end September 2, 2006. In April 2006 the Authority advertised an IFB in area newspapers and also directly solicited fifteen vendors, including one MBE/WBE firm, to provide food services for the program. Only one bid was received from Open Kitchens, the company that has provided this service in past years. Accordingly, the resolution for Item A6 also ratifies contract with Open Kitchens.

RESOLUTION NO. 2006-CHA-84

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006 entitled: “Authorization to accept a grant from the Illinois State Board of Education for the Summer Food Services Program and ratification of a contract with Open Kitchens Inc. for the 2006 Summer Food Services Program.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to accept an Illinois State Board of Education Grant for the 2006 Summer Food Program (“Program”) in the amount of \$3,390,508.00 and ratifies a contract with Open Kitchens, Inc. to provide food services for the Program, for the period of June 12, 2006 to September 2, 2006 for a total amount not-to-exceed \$2,664,348.00.

The Omnibus Motion to adopt resolutions for Items A1 through A6 was seconded by Commissioner Nesbitt and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O’Keefe
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted.

(Item A7)

Although CHA no longer directly provides social services to its residents, it still wants to ensure that summer programs are available again this summer for its teenage residents. The City began utilizing After School Matters as its independent contractor in 2003 to administer a pre-apprenticeship employment program for 14 and 15 year old teenagers throughout the City and to competitively secure and provide the Program's instructors. The CHA desires to contract directly with After School Matters, as it has the last several summers, to ensure that a maximum of 420 slots are available for CHA's 14 and 15 year old residents. The Program is scheduled to run five days per week, four hours per day, from July 3, 2006 through August 11, 2006. Participants will receive a combination of academic training and professional skill development. Skilled teachers will focus on teaching the hard skills of the discipline (such as sports, technology, business and science or skilled trades, e.g. carpentry/plumbing.), the soft skills necessary to function in a workplace (such as problem-solving and teamwork) and provide the structure to intertwine the academic component. The College Prep Program, new this summer for CHA high school student residents, will provide approximately 25 academically qualified CHA high school students with tools and resources that will increase their likelihood for admission into four-year colleges or universities. Accordingly, the resolution for Item A7 approves award of contract to After School Matters.

Commissioner Young then introduced a Motion for the approval of the following Resolution:

RESOLUTION NO. 2006-CHA-85

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006 entitled "Authorization to Enter Into a Contract with After School Matters To Provide Various Summer Programs for CHA Student Residents";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into a noncompetitive contract with After School Matters, Inc., a not for profit 501(c)(3) corporation, to provide: (1) a summer pre-apprenticeship employment training program for fourteen and fifteen year old CHA residents for the period of July 3, 2006 through August 11, 2006; (2) NeighborSports, an early evening summer sports league that features basketball, soccer and volleyball for boys and girls, ages thirteen through eighteen from July 5, 2006 through August 21, 2006; and (3) a college prep program for academically qualified CHA students from July 5, 2006 through August 21, 2006 for a total amount not to exceed \$529,000.00 for all programs.

The Motion to adopt resolution for Item A7 was seconded by Commissioner Amey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Michael Ivers
Martin Nesbitt
Bridget O'Keefe
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolution adopted. The Tenant Services Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations Committee, then presented his monthly report. Per Commissioner Gates, the Operations and Facilities Committee Meeting was held on Wednesday, April 12, 2006 at approximately 1:50 p.m. at the 626 W. Jackson Corporate offices.

Commissioner Gates, then introduced an Omnibus Motion for the adoption of resolutions for Items B2 thru B7 discussed, voted and recommended for Board approval by the Operations & Facilities Committee.

(Item B1 - THIS NUMBER NOT USED)

(Item B2, B3 and B4)

The Asset Management Department surveyed the scavenger services being provided across the developments and found that the service and cost varied from development to development, even within the same management company's portfolio. Therefore, with expectations of standardizing the performance and the cost of services being provided to each portfolio as a whole, the Asset Management Department directed that each property management company for the Authority contract with one waste removal vendor, for all of the sites within its portfolio. Accordingly, the resolutions for Items B2, B3 and B4 approve award of contract to Allied Waste Services (B2 & B4) and Waste Management Services (B3) for scavenger services at various CHA sites. These services were properly procured by the Property Management Companies following HUD's and CHA's guidelines.

RESOLUTION NO. 2006-CHA-86

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 12, 2006 entitled "Approval for Jane Addams Hull House Housing Resource Center to Enter into a Contract with Allied Waste Services for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the purchase of services by the Jane Addams Hull House Housing Resource Center, the property management company for the CHA, through a contract with Allied Waste Services for scavenger services in the amount not-to-exceed \$231,408.00 for a two year contract term with a one-year option.

(Item B3)

Commissioner O'Keefe recused from voting on the following resolution for Item B3.

RESOLUTION NO. 2006-CHA-87

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 12, 2006, entitled "Approval for Hispanic Housing Development Corp. to Enter into a Contract with Waste Management for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the purchase of services by Hispanic Housing Development Corp., the property management company for the CHA, through a contract with Waste Management for scavenger services in the amount not-to-exceed \$343,344.00 for a two year contract term with a one-year option.

(Item B4)

RESOLUTION NO. 2006-CHA-88

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the memorandum dated June 12, 2006 entitled "Approval for Urban Property Advisors to Enter into a Contract with Allied Waste Services for Scavenger Services at Various CHA Sites".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the purchase of services by Urban Property Advisors, LLC, the property management company for the CHA, through a contract with Allied Waste Services for scavenger services in the amount not-to-exceed

\$224,584.00 for a two year contract term with a one-year option.

(Item B5)

The Brinshore-Michaels development team was the successful respondent to CHA's solicitation for the planning and implementation of the Master Redevelopment Plan for the Henry Horner Homes development. Pursuant to the Redevelopment Agreement, CHA is required to fund the cost of site remediation for pre-existing conditions on the development site on a phase-by-phase basis. Henry Horner Phase IIB represents the second major phase of on-site redevelopment within the larger Henry Horner Homes mixed income Revitalization Plan. The Brinshore-Michaels development team has contracted with Walsh Construction as the General Contractor for the redevelopment of the Phase IIB rental and if Walsh provides the environmental remediation work, various benefits to the project will be realized such as: continuity of schedule; continuity of activity and economy of scale. The estimated remediation costs for Henry Horner Homes Phase IIB rental redevelopment site is \$1,341,694. CHA's contractual responsibility for remediation, foreseen and unforeseen environmental conditions is capped at 225% of this estimated total cost, which is \$3,018,812. Accordingly, the resolution for Item B5 approves award of an environmental remediation contract to Walsh.

RESOLUTION NO. 2006-CHA-89

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, June 12, 2006, requesting authorization to 1) enter into a contract with Walsh Construction Company, Inc. for environmental remediation activities in connection with Brinshore-Michaels development team's implementation of the HUD approved Revitalization Plan at Henry Horner Homes redevelopment site Phase IIB rental, and 2) Execute other documents as necessary to implement the foregoing.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to 1) enter into a contract with Walsh Construction Company, Inc. for environmental remediation activities at the Henry Horner Homes Phase IIB rental development site for a total contract amount not to exceed \$3,018,812 (225% of the estimated remediation costs), subject to any necessary HUD approvals; and 2) Execute other documents as necessary to implement the foregoing. The term of the contract shall be the earlier of: (i) the receipt of a "No Further Remediation" letter from the IEPA with regard to the Henry Horner Homes Phase IIB rental development site, or (ii) two years, subject to a one year extension, at CHA' election.

(Item B6)

The resolution for Item B6 authorizes the Chairman of the Board of Commissioners, the Chief Executive Officer (CEO) or the Chief Financial Officer (CFO) to execute and deliver the Bonds, all Bond related agreements and related documentation in order to issue and sell not more than \$15,000,000 aggregate principal amount of the CHA's Multi-Family Housing Revenue Bonds (Parkside Project- Phase I), Series 2006A and Series 2006B, submit a Mixed Finance Proposal, evidentiaries and amended Disposition Application to HUD; and loan certain HOPE VI moneys in an amount not to exceed \$8,200,000 to Parkside Four Phase I, L.P. and to ground lease the Project site to Parkside Old Town I, LLC. The resolution for Item B6 further approves the CEO or his designee to execute all closing documents in connection with the Cabrini Extension North Phase I Condo redevelopment project. The Cabrini Extension North Phase I Condo (*Parkside Condo*) Redevelopment Project is a mixed-finance, mixed-income redevelopment undertaking that represents the first phase of on-site redevelopment within the larger Cabrini Green Homes area. The development will be located in an area bounded by Larrabee Street to the West, Division Street to the North, Seward Park to the East, and Oak Street to the South – the Cabrini Extension North site. This phase of development will consist of approximately 280 new construction units, consisting of 208 homeownership and 72 rental units. Parkside Old Town I, LLC is the developer of the Project and Parkside Associates, LLC is the Managing Member. Kimball Hill Urban Centers Chicago One, LLC, Holsten Real Estate Development Corporation and Cabrini Green LAC Community Development Corporation each own a one-third membership interest in the Managing Member. The Parkside Condo phase is expected to provide 72 rental units of replacement public housing for Cabrini residents, 14 affordable for-sale units and 194 market rate for-sale units. A 128 unit condominium building including 29 public housing units, a 79-unit condominium building including 17 public housing units, and 73 single-family town homes including 26 public housing

units comprise the phase. Pursuant to the Cabrini Green Consent Decree, the CHA will lease the land underlying both the condominium buildings and all town homes to the Developer pursuant to 99-year ground leases. The CHA will provide operating subsidy to pay the reasonable expenses of operating the public housing units. The 72 public housing units will be subject to low-income housing tax credit restrictions and reserved for households earning no more than 60% of AMI. The affordable homeownership units will be sold to households with incomes no greater than 120% of AMI. The direct costs for the 72 public housing rental units of the new Cabrini Extension North Phase I Condo development total an estimated \$22,148,425 and are expected to be funded by the following sources of permanent financing: the CHA will issue tax-exempt bonds during construction, Low Income Housing Tax Credits; HOPE VI funds, public housing capital funds or development funds; TIF assistance and additional equity from the syndication of tax credits. The for-sale housing units will be financed through a conventional construction loan and additional TIF financing. The Bonds will be issued in two series and the proceeds will be loaned to the Parkside Four Phase I, L.P. pursuant to one or more Loan Agreements. JPMorgan Chase, N.A. will purchase the Series 2006A and 2006B Bonds. The Authority will provide permanent financing through its loan of HOPE VI funds sufficient to retire the Series 2006A Bonds. The Bonds are not a debt of any city, village, incorporated town or county, or the State of Illinois or any political subdivision thereof, other than the Authority. The Bonds are special limited obligations of the Authority payable solely from the revenues of the Project and the other sources specified in the Indenture.

Commissioner O’Keefe recused from voting on the following resolution for Item B6.

RESOLUTION NO. 2006-CHA-90

RESOLUTION PROVIDING FOR THE ISSUANCE OF NOT TO EXCEED \$15,000,000 AGGREGATE PRINCIPAL AMOUNT OF MULTI-FAMILY HOUSING REVENUE BONDS (PARKSIDE PROJECT—PHASE I) OF THE CHICAGO HOUSING AUTHORITY IN TWO SERIES AND AUTHORIZING THE SALE THEREOF; AUTHORIZING THE LOAN OF THE PROCEEDS OF THE BONDS TO PARKSIDE FOUR PHASE I, L.P., AND/OR AN AFFILIATED ENTITY, TO BE USED TO PAY COSTS OF CONSTRUCTION OF 72 UNITS OF RENTAL HOUSING IN THE PARKSIDE CONDO REDEVELOPMENT; AUTHORIZING THE SALE OF THE BONDS TO JPMORGAN CHASE BANK, N.A. OR AN AFFILIATED ENTITY; AUTHORIZING THE EXECUTION AND DELIVERY OF ALL BOND DOCUMENTS IN CONNECTION WITH THE ISSUANCE AND SALE OF THE BONDS; AUTHORIZING THE SUBMISSION OF A MIXED FINANCE PROPOSAL, EVIDENTIARIES AND AMENDED DISPOSITION APPLICATION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (“HUD”); AUTHORIZING THE GROUND LEASE OF THE SITE OF THE PROJECT BY THE AUTHORITY TO PARKSIDE OLD TOWN I, LLC; AUTHORIZING THE LOAN BY THE AUTHORITY OF HOPE VI FUNDS IN AN AMOUNT NOT TO EXCEED \$8,200,000 TO PARKSIDE FOUR PHASE I, L.P. TO PROVIDE PERMANENT FINANCING FOR CERTAIN COSTS OF THE PROJECT AND TO RETIRE THE SERIES 2006A BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF EVIDENTIARY DOCUMENTS IN CONNECTION WITH THE PARKSIDE CONDO REDEVELOPMENT PROJECT, AND THE EXECUTION AND DELIVERY OF ALL OTHER AGREEMENTS IN CONNECTION THEREWITH; AND RELATED MATTERS.

WHEREAS, the Chicago Housing Authority, a municipal corporation and a body politic and corporate duly organized and validly existing under and by virtue of the laws of the State of Illinois (the “*Authority*”), including without limitation the Housing Authorities Act, 310 ILCS 10/1 *et seq.*, and all laws amendatory and supplemental thereto, including in particular the Local Government Debt Reform Act, 30 ILCS 350/1 *et seq.* (the “*Act*”), is authorized by the laws of the State of Illinois (the “*State*”), including without limitation the Act, to issue its revenue bonds for the purposes set forth in the Act and to permit the expenditure of the proceeds thereof to finance the cost of the development and construction of multifamily rental housing located in the jurisdiction of the Authority; and

WHEREAS, Parkside Old Town I, LLC, an Illinois limited liability company (the “*Developer*”), proposes to construct the “Parkside Condo” Redevelopment Project consisting of 72 rental units of replacement public housing for Cabrini Green residents, included within a mixed-finance, mixed-income, redevelopment project that represents the first phase of on-site redevelopment within the larger Cabrini Green Homes area, which phase will also include 14 affordable for-sale units and 194 market-rate for sale units, all in Chicago, Illinois (the “*Project*”); and

WHEREAS, a portion of the costs of the Project will be financed through the issuance by the Authority of its Multi-Family Housing Revenue Bonds, Series 2006A (Parkside Project—Phase I) (the “*Series 2006A Bonds*”) and its Multi-Family Housing Revenue Bonds, Series 2006B (Parkside Project—Phase I) (the “*Series 2006B Bonds*”) (collectively, the “*Bonds*”); and

WHEREAS, the proceeds of the Bonds will be loaned to an affiliate of the Developer, Parkside Four Phase I, L.P., an Illinois limited partnership (and/or any other affiliated entity, the “*Borrower*”); and

WHEREAS, the sole member of the Developer is Parkside Associates, LLC (the “*Managing Member*”), an Illinois limited liability company; and Kimball Hill Urban Centers Chicago One, LLC, an Illinois limited liability company, Holsten Real Estate Development Corporation, an Illinois corporation, and Cabrini Green LAC Community Development Corporation, an Illinois not-for-profit corporation, each own a one-third membership interest in the Managing Member; and

WHEREAS, a determination has been made by the Authority that the Project constitutes “multifamily rental housing” within the meaning of the Act and that the financing thereof will meet the public purposes of the Act; and

WHEREAS, pursuant to and in accordance with the provisions of the Act, the Authority is now prepared to proceed with the financing of a portion of the costs of the Project through the issuance and sale of the Bonds pursuant to one or more Indentures of Trust (the “*Indenture*”) between the Authority and a corporate trustee to be determined, as Trustee (the “*Trustee*”); and

WHEREAS, the proceeds of the Bonds will be loaned by the Authority to the Borrower pursuant to one or more Loan Agreements between the Authority and the Borrower (the “*Loan Agreement*”) and the obligations of the Borrower to pay debt service under the Loan Agreement will be evidenced by one or more Notes (the “*Note*”) from the Borrower to the Authority which will be assigned by the Authority to the Trustee; and

WHEREAS, certain income and other rental restrictions required by Section 142 of the Internal Revenue Code of 1986, as amended (the “*Code*”) will be specified in one or more Regulatory Agreements and Declarations of Restrictive Covenants (the “*Regulatory Agreement*”) among the Authority, the Borrower and the Trustee; and

WHEREAS, certain arbitrage requirements of Section 148 and related provisions of the Code will be specified in one or more Tax Exemption Certificate and Agreements (the “*Tax Agreement*”) among the Authority, the Borrower and the Trustee; and

WHEREAS, both series of Bonds will be sold by private placement to JPMorgan Chase Bank, N.A., or an affiliated entity (the “*Bond Purchaser*”) pursuant to one or more Bond Purchase Agreements (the “*Bond Purchase Agreement*”) among the Authority, the Borrower and the Bond Purchaser; and

WHEREAS, the Borrower’s obligations under the Note will be secured by one or more mortgages, security agreements and/or collateral assignments with respect to the Project (the “*Collateral Documents*”) from the Borrower to the Authority or the Trustee and, if to the Authority, the rights of the Authority to such instruments and, as applicable, the Note will be assigned to the Trustee pursuant to an assignment (an “*Assignment*”) from the Authority; and

WHEREAS, the Authority will lease the site of the Project to the Developer pursuant to one or more ground leases (the “*Ground Leases*”);

WHEREAS, the Series 2006A Bonds will be secured by and payable from certain HOPE VI moneys (“*HOPE VI Proceeds*”) received by the Authority and deposited into escrow, and such HOPE VI Proceeds, upon withdrawal from such escrow, will constitute a loan from the Authority to the Borrower pursuant to a loan agreement (the “*HOPE VI Loan Agreement*”) with the Borrower; and

WHEREAS, the Borrower will be required to operate 72 housing units within the Project for the use and occupancy of public housing eligible individuals and, in connection therewith, the Borrower will enter into a regulatory and operating agreement with the Authority, a declaration of restrictive covenants with the Authority and HUD, and a mortgage and other collateral documents and related agreements and instruments (collectively, and together with the HOPE VI Loan Agreement, the “*HOPE VI Borrower Agreements*”); and

WHEREAS, other sources of funding for costs of the Project will be provided by the City of Chicago (the “*City*”) pursuant to a contribution of proceeds of a tax-increment financing, equity contributions by the Borrower and other sources; and

WHEREAS, the proceeds of the Bonds and the other funding sources may be disbursed pursuant to a disbursement or construction agreement (the “*Disbursement Agreement*”); and

WHEREAS all or a portion of the expenditures relating to the Project (the “*Expenditures*”) (i) have been paid within the sixty days prior to the passage of this Resolution or (ii) will be paid on or after the passage of this Resolution; and

WHEREAS, the Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Borrower for the Expenditures with proceeds of the Bonds; and

WHEREAS, the City Council of the City has approved (or is expected to approve) the transfer to the Authority of a portion of the City’s available unused volume cap for calendar year 2006 pursuant to Section 146 of the Code for use by the Authority in connection with the issuance of the Bonds, and the City and the Authority may enter into a volume cap transfer agreement (the “*Cap Transfer Agreement*”) to reflect such transfer; and

WHEREAS, the Authority and the receiver for the Authority for the development of new non-elderly housing will enter into a Mixed-Finance Amendment to the Annual Contributions Contract with HUD; and

WHEREAS, the Indenture, the Loan Agreement, the Bonds, the Note, the Regulatory Agreement, the Bond Purchase Agreement, the Tax Agreement, any Assignment, the Disbursement Agreement, the Ground Leases, the Collateral Documents, the Cap Transfer Agreement and the HOPE VI Borrower Agreements are referred to collectively herein as the “*Authority Agreements*.”

NOW THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

Section 1. The Authority is authorized to submit a Mixed Finance Proposal and amended Disposition Application to HUD in connection with the Parkside Condo redevelopment project, and to enter into various Ground Leases and other Authority Agreements with the other party or parties thereto in substantially the same forms now before the Authority. The forms, terms and provisions of the Authority Agreements be, and they hereby are, in all respects approved. The Chairman, the Chief Executive Officer or the Chief Financial Officer of the Authority be, and each of them hereby is, authorized, empowered and directed to execute and deliver, and, where necessary, the Executive Advisor to the Board, the Chief Executive Officer, the Secretary or any Assistant Secretary of the Authority be and each of them hereby is, authorized, empowered and directed to attest and to affix the official seal of the Authority to, the Authority Agreements in the name, for and on behalf of the Authority, and thereupon to cause the Authority Agreements to be executed, acknowledged and delivered to the other party or parties thereto, in substantially the forms now before the Authority or with such changes therein as the individual executing the Authority Agreements on behalf of the Authority shall approve, his or her execution thereof to constitute conclusive evidence of such approval of any and all changes or revisions therein from the forms of Authority Agreements now before the Authority. When the Authority Agreements are executed, attested, sealed and delivered on behalf of the Authority as hereinabove provided, they shall be binding on the Authority. From and after the execution and delivery of the Authority Agreements, the officers, employees and agents of the Authority are hereby authorized, empowered and directed to do all such acts and things and to execute all such documents as may be necessary to carry out and comply with the provisions of the Authority Agreements as executed. The Authority Agreements shall constitute, and hereby are made, a part of this Resolution, and copies of the executed Authority Agreements shall be placed in the official records of the Authority, and shall be available for public inspection at the office of the Authority.

Section 2. The Bonds shall be issued in fully registered form, in an aggregate principal amount not to exceed \$15,000,000, in authorized denominations as provided in the Indenture. The Bonds shall bear interest at a variable rate of interest as shall be set forth in the Indenture, as executed, in no event to exceed the greater of 9% per annum or 125% of the rate for the most recent date shown in the 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of the Bond Buyer (or any successor publication or index). The Bonds shall mature on such date or dates as shall be set forth in the Indenture, as executed, but in no event later than four years following the date of their initial issuance and delivery to the initial purchasers thereof. The Bonds shall be subject to redemption prior to maturity as provided in the Indenture, as executed.

Section 3. The Bonds and the interest thereon will be special, limited obligations of the Authority, payable solely from the payments to be made by the Borrower under the Loan Agreement or from the other sources specified or referred to in the Indenture, which shall be specifically assigned and pledged to such purposes in the manner and to the extent provided therein. The Bonds and all other obligations of the Authority in connection therewith shall not be a debt of the City or any other city, village, incorporated town or county, the State of Illinois or any political subdivision thereof and neither the City, nor any other city, village, incorporated town or county, nor the State of Illinois or any political subdivision thereof shall be liable thereon, nor in any event shall the Bonds or such obligations be payable out of any funds or properties other than those pledged under the Indenture or those other agreements specifically securing the Bonds. The Bonds shall not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

Section 4. The forms of the Bonds set forth in the Indenture, subject to appropriate insertions and revisions in order to comply with the provisions of the Indenture (as executed and delivered) be, and the same hereby are approved. The Bonds shall be executed in the name, for and on behalf of the Authority with the manual or facsimile signature of its Chairman (or such other officer authorized by law to execute the Bonds on behalf of the Authority) and attested with the manual or facsimile signature of its Executive Advisor to the Board, Secretary or Assistant Secretary (or such other officer authorized by law to execute the Bonds on behalf of the Authority) and the seal of the Authority shall be impressed or imprinted thereon. The officers of the Authority shall cause the Bonds, as so executed and attested, to be delivered to the Trustee for authentication. When the Bonds shall be executed on behalf of the Authority in the manner contemplated by the Indenture and this Resolution, they shall represent the approved forms of Bonds of the Authority.

Section 5. The sale of the Bonds to the Bond Purchaser at a purchase price of not less than 98% of the aggregate principal amount thereof plus accrued interest, if any, to the date of delivery, is hereby approved.

Section 6. The Chairman, Chief Executive Officer, Chief Financial Officer, the Executive Advisor to the Board, the Secretary and any Assistant Secretary of the Authority be, and each of them hereby is, authorized to execute and deliver such documents, certificates, and undertakings of the Authority (including, without limitation, environmental remediation agreements, investment agreements, book-entry registration agreements, intercreditor agreements and other agreements pertaining to the security of the Bonds) and to take such other actions as may be required or desirable in connection with the execution, delivery and performance of the Authority Agreements, the financing of costs of the Project, the HOPE VI proceeds and the issuance, sale and delivery of the Bonds. In addition, subsequent to the issuance of the Bonds, any of the foregoing officers of the Authority are hereby authorized to enter into amendments to the Authority Agreements or other agreements or instruments entered into by the Authority in connection with the Bonds (without the necessity of obtaining approval by the Board of Commissioners of the Authority to such action) which are not inconsistent with the parameters set forth in this Resolution and which, in the judgment of the officers executing the same, are not materially adverse to the interests of the Authority.

Section 7. All acts of the officers, employees and agents of the Authority that are in conformity with the purposes and intent of this Resolution be, and the same hereby are, in all respects, ratified, approved and confirmed.

Section 8. The publication on behalf of the Authority of the notice of public hearing pursuant to Section 147(f) of the Code and the conduct of such public hearing by and on behalf of the Authority with respect to the issuance of the Bonds is hereby ratified, authorized and approved.

Section 9. The Authority hereby allocates to the Bonds the “volume cap” reallocated or to be reallocated by the City to the Authority in an amount equal to the aggregate principal amount of the Bonds actually to be issued.

Section 10. The Authority reasonably expects (based upon information supplied by the Borrower, upon which it is reasonable and prudent for the Authority to rely) to reimburse the Expenditures with proceeds of the Bonds.

Section 11. The Bonds, or any one or more series thereof, may be initially issued in book-entry form and registered in the name of The Depository Trust Company, New York, New York (“DTC”), or its nominee, as securities depository.

Section 12. The provisions of this Resolution are hereby declared to be separable and if any section, phrase or provision hereof shall for any reason be declared to be invalid, such declaration shall not affect the validity of the remainder of the sections, phrases and provisions of this Resolution.

Section 13. All resolutions and orders, or parts thereof, in conflict herewith are hereby superseded to the extent of such conflict.

Section 14. This Resolution shall be in full force and effect immediately upon its passage, as by law provided.

(Item B7)

The Holsten Real Estate Development Corporation and the Cabrini Green Local Advisory Council development team were the successful respondent to a Request for Qualification Habitat for the redevelopment of Cabrini Extension North. In May 2005, Holsten, Kimball Hill and Cabrini Green LAC Community Development Corporation entered into the Parkside Associates, LLC Limited Liability Company Operating Agreement which governs the parties' real estate development relationship and responsibility. In June 2005, the Board approved entering into a Redevelopment Agreement with Parkside Associates, LLC. Pursuant to the Redevelopment Agreement. CHA agreed to fund the cost of site remediation. Site preparation for the new development has begun with the City's construction of public utility infrastructure. Private utility engineering has been completed, and negotiations of required service agreement contracts are in progress. All of the necessary environmental reports and studies have been completed for the development site. The estimated remediation costs for the Cabrini Extension North Phase I Condo development is \$1,733,527. CHA's contractual responsibility for remediating foreseen and unforeseen environmental conditions is capped at 200% of this estimated total cost. HUD has indicated that since a competitive process was engaged to procure the Cabrini Redevelopment Team, the environmental contract can be awarded to Parkside Old Town I, LLC. Accordingly, the resolution for Item B7 approves award of contract to Parkside Old Town. By entering into this contract the following benefits will be realized: continuity of schedule; continuity of activity; and economy of scale.

Commissioner O'Keefe recused from voting on the following resolution for Item B7.

RESOLUTION NO. 2006-CHA-91

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, June 12, 2006, "Authorization to enter into a contract with Parkside Old Town I, LLC, for Environmental Remediation activities at Cabrini Extension North Phase I Condo Redevelopment Program

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract for environmental remediation activities with Parkside Old Town I, LLC an Illinois limited liability company, for a total contract amount not to exceed \$3,467,054 which represents 200% of the estimated remediation cost for the Cabrini Extension North Phase 1 Condo Redevelopment Program in support of the Cabrini Extension North Redevelopment Phase 1 Condo Redevelopment Program. The term of the Parties contract shall be the receipt of a "No Further Remediation" letter from the Illinois Environmental Protection Agency with regards to the Cabrini Extension North Phase 1 Condo Redevelopment Program, two years subject to a one year extension at CHA's election.

The Omnibus Motion to adopt resolutions for Items B2 thru B7 was seconded by Commissioner Ivers and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O'Keefe (<i>Recused from voting on Item B3, B6 & B7</i>)
	Carlos Ponce

Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner O'Keefe, Chairperson of the Finance & Audit Committee, then presented her monthly report. Per Commissioner O'Keefe, the Finance & Audit Committee Meeting was held on Wednesday, June 14th at 2:30 p.m. at the 626 W. Jackson Corporate offices. The Committee was presented with the Treasury and Cash Flow Report for the month of May 2006.

Commissioner O'Keefe then introduced an Omnibus Motion for adoption of resolutions for Items C1 through C7, discussed, voted and recommended for Board approval by the Finance & Audit Committee.

(Item C1)

The resolution for Item C1 approves award of contract to Crowe Chizek to provide accounting services to Resident Management Corporations (RMCs). To assist the RMCs in maintaining accurate record of their financial transactions, the Authority solicited proposals from qualified firms to provide accounting services for the RMC's. These services will include development of policies and procedures, including procurement practices, staff and management training, presentation to the Board of Directors, development and implementation of a standardized accounting system. The RFP was mailed to seventeen vendors and advertised in area newspapers. Of the three proposals received Crowe Chizek and Company was chosen due to their ability to best meet the Authority's needs.

Commissioners Amey and Wiggins recused from voting on the following resolution for Item C1:

RESOLUTION NO. 2006-CHA-92

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006, entitled "Authorization to enter into a contract with Crowe Chizek and Company LLC to provide Accounting Services to the Resident Management Corporations.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a two year contract with Crowe Chizek and Company LLC to provide accounting services to the Resident Management Corporations in an amount not to exceed \$455,629.50 for the two year period, with a one year option subject to Board and HUD approval, if required.

(Item C2)

The CHA entered into a contract with CCMSI in 2004 for third party administration (TPA) services pursuant to a competitive procurement. Responsibilities of the TPA include management of CHA's workers compensation, first party property, general, auto, employment practice and public officials' liability claims and management of workers compensation, general and auto liability claims under the Private Management Insurance Program (PMIP). Also required was the establishment of a comprehensive claims and management reporting system (RMIS) which would provide data and reports that would be used both for internal and external use. The TPA also needed to provide such services as payment of all claims cost, determination of liability and reporting of all high exposure claims to the insurance carriers, thereby assisting the Authority in analyzing its risk and associated costs. During the past two years, CCMSI has provided the CHA with outstanding service and has performed all tasks expected of the TPA. CCMSI has utilized their expertise in investigation and settlement of claims on behalf of the CHA/PMIP. Their RMIS allowed the Risk Management Department to provide data and reports to CHA's external auditor, insurance broker and senior staff. CMSI also received favorable claim audits from the insurance carriers. Accordingly, the resolution for Item C2 approves a contract extension with CCMSI under the same rates, terms and conditions as provided in the original Contract.

RESOLUTION NO. 2006-CHA-93

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board letter dated June 12, 2006, entitled, “Authorization to exercise the option to extend Contract No. 0671 with CCMSI for Third Party Administration Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an amendment extending Contract No. 0671 with CCMSI (“Contract”) for the period of July 1, 2006 through June 30, 2007 to provide third party administration services for a total amount not-to-exceed \$265,684 pursuant to the first extension option.

(Item C3)

The resolution for item C3 approves submittal of the revised FY2006 Performance Funding System Calculation (PFS). HUD uses the PFS to determine a public housing authority’s eligibility for an operating subsidy. The PFS is applicable to all public housing authority owned units under an Annual Contributions Contract. The CHA is required to submit a PFS Calculation detailing the total operating subsidy for fiscal year 2006. Based on the formula established by HUD as a part of the Moving-to-Work Demonstration Agreement, the CHA is requesting a revised operating subsidy in the amount of \$175,779,730. This figure was determined by using the formula in the MTW Agreement. Unlike the procedure used in prior years, HUD has requested each Authority to submit its PFS Schedule prior to the release of final pro-rations. This is being done in order to determine the overall need of Public Housing Authorities. Upon release of the final pro-ration amount, the CHA’s FY2006 Comprehensive Budget will be adjusted accordingly.

RESOLUTION NO. 2006-CHA-94

WHEREAS, The Board of Commissioners have reviewed the Board Letter dated June 12, 2006, requesting authorization to submit a revision of the FY2006 Performance Funding System Calculation to the Department of Housing and Urban Development and approval of the FY2006 Performance Funding System Performance Calculation Revision.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners approves the FY2006 Performance Funding System Calculation Revision and authorize the Chief Executive Officer or his designee to execute and submit the Performance Funding System Calculation and all necessary related documents to the U.S. Department of Housing and Urban Development.

(Item C4)

Item C4 approves execution of an Amendment to the Annual Contributions Contract (ACC), C-1014, for Project Nos. IL06P002169, 170, 180, 182 and 233. The Purpose of these Amendments are as follows: The Increase Development Grant Amendment adds additional Development Funds to Project 180. The Unit Change Amendment adds to the CHA ACC the 100 units of Project 233, the Park Boulevard 1B mixed finance development, and removes 40 units from the CHA ACC reflecting the reformulation of Project 182 for the closing out of units by the creation of new Project IL06P802236 (236) under ACC C-1150 and the related transfer of funds from Project 182 to Project 236 as documented by the Decrease Development Grant Amendment. The Addendum is being modified to move IL06P002169 and 170 into the completed project portion and to establish Project 233 in the development portion on the CHA ACC. Project 182 is being reformulated so that completed units can be closed out. Remaining funds of Project 182 will be moved to the Receiver ACC under Project 236 and the corresponding 40 units to be developed under Project 236 are removed from the Addendum. Project 180 will be receiving additional funds. Also, one unit is being moved from Project 213 to Project 201.

RESOLUTION NO. 2006-CHA-95

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2006, entitled Recommendation to Execute Amendment to the Chicago Housing Authority’s Annual Contributions Contract C-1014 for Project Nos. IL06P002169, 170, 180, 182 and 233.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Chicago Housing Authority (“CHA”) shall enter into the Amendments modifying the terms of the Annual Contributions Contract C-1014 with U.S. Department of Housing and Urban Development (“HUD”) to (1) add funds to Project IL06P002180 by an Increase Development Grant Amendment; (2) reformulate Project IL06P002182 (“182”), to allow for the closing out of units thereunder, and thus transfer funds from Project 182 through a Decrease Development Grant Amendment to new Project IL06P802236 under the Annual Contribution Contract C-1150 between HUD and Daniel E. Levin and the Habitat Company as the Receiver for the CHA and remove the corresponding 40 units under Project 182 from CHA ACC under a Unit Change Amendment; (3) add 100 units of Project IL06P002233, the Park Boulevard 1B, mixed finance development to the CHA ACC by the aforesaid Unit Change Amendment; and (4) modify the Addendum to the ACC to reflect the foregoing and to move Projects IL06P002169 and 170 to completed project section of the Addendum and move one unit from Project IL06P002213 to Project IL06P002201.

FURTHERMORE, the Chief Executive Officer, or his designee, is hereby authorized and directed to execute such Amendments to the Annual Contributions Contract C-1014 in quintuplicate and the Custodian and Keeper of Records is authorized and directed to attest and impress the official seal of the Chicago Housing Authority on each such counterpart. The aforesaid Amendments shall be substantially in the attached form.

(Item C5)

The CHA requires a consultant to analyze CHA’s Section 8 Housing Choice Voucher Program (HCVP) and make recommendations for its administration, and develop statements of work that may be utilized to solicit interested parties to submit proposals for the administration of HCVP. The CHA’s overall purpose is to increase competition for the administration of the HCVP, reduce costs, improve internal controls and decrease cycle times to service tenants and landlords when it re-solicits for a HCVP Administrator. Specifically, the CHA anticipates that the consultant will: explore how other HCVP are organized and administered; identify and interview subject matter experts in the field; identify innovative solutions (within and outside of Public Housing industry) and recommend alternative operating models; promote competition into the administration of HCVP; reduce overall program costs by at least 10%; ensure adequate internal controls are maintained; and Reduce turnaround time in servicing tenants and landlords and improve all customer service. Accordingly, the CHA released a Request for Proposal in December 2005. The solicitation was advertised in area newspapers and on CHA’s website. Five proposals were received and evaluated. Following the initial evaluation, two respondents, were determined to be in the competitive range. After oral presentations and negotiations, the evaluation committee determined that Nan McKay and Associates had the best ability to provide the required consulting services at a reasonable price. The resolution for item C5, therefore, approves award of contract to Nan McKay.

RESOLUTION NO. 2006-CHA-96

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2006 entitled “Authorization to negotiate and enter into a contract with Nan McKay & Associates, Inc. for consulting services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to negotiate and enter into a contract with Nan McKay and Associates, Inc for an eighteen (18) month term to provide consulting services to the CHA for its Section 8 Housing Choice Voucher Program in an amount not-to-exceed \$876,490.00.

(Item C6)

The resolution for Item C6 approves the execution of contract with Linton Real Estate Development for the lease agreement at 1550 W. 88th Street. The Housing Choice Voucher (HCV) Program has over 36,000 participants in the City of Chicago with over 11,000 of those participants living in the southwestern corridor of the City. In order to provide better services and access to Special Programs included in the HCV Program, the CHA has decided to extend and expand the Satellite office on the southwest side of Chicago. In October 2003, the CHA initially executed a Lease Agreement with Linton Real Estate, Inc. for a three year term. The initial Lease was due to expire in mid-October 2006. However, due to numerous expansion needs for the Program, Linton Real Estate Development agreed to a mutual termination of the Lease and to execute a new Lease Agreement for a cumulative 18,000 square feet of office space at the Premises. The CHA’s HCV satellite

office has served families on the southwest side of Chicago by conducting workshops on Family Self Sufficiency (FSS), Choose to Own (CTO), the Mobility Program and landlord education. This site has also been used by CHA/CHAC staff to assist clients with paperwork, respond to inquiries from both tenants and landlords and refer families to supportive services on-site. There will be staff available on-site from CHAC, Inc., and the Service Connector Program which allows easy access to counselors and/or staff for assistance in various areas. The additional CHAC staff being added to the office will now include the entire Inspections Department for CHAC. The Premises has ample free parking and easy access to public transportation for Section 8 applicants and participants.

RESOLUTION NO. 2006 – CHA- 97

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated June 12, 2006, entitled “Authorization to Ratify the Execution of a New Lease Agreement for the Premises Located at 1550 W. 88th Street, Chicago, Illinois”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY,

THAT, the Board of Commissioners hereby ratifies the Chief Executive Officer or his designee’s execution of a new Lease Agreement between Linton Real Estate and Development & Management Co. Inc. and the Chicago Housing Authority (CHA) for a cumulative 18,000 square feet of office space (within the 1st and 2nd Floors) at the Premises known as 1550 W. 88th Street, Chicago, Illinois. The ratification of this Lease Agreement commits the CHA to a lease term of three (3) years at an initial monthly rental rate of \$18,750. The Total Base Rent for the three year term is \$765,000.00 plus any proportionate share of real estate taxes and operating expenses. The one (1) year Extension Option rent shall be at a 7% increase from the third year annual rent.

(Item C7)

The resolution for Item C7 approves a lease agreement between the CHA and Major Adams Community Committee (MACC) for the leasing of approximately 12,000 square feet of non-dwelling space at 125 North Hoyne. The MACC is a not-for-profit agency that provides youth and family-oriented programs to the residents of the Henry Horner/West Haven community. The MACC currently provides homework assistance, tutoring, access to computers, recreational activities, music and dance instruction, fitness and wellness instruction, sport leagues, and Teen Reach programs to approximately 400 residents. The MACC previously occupied space at another CHA-owned building, 1836 West Washington. At the beginning of 2005, the CHA vacated and demolished this building in order to make land available for the next phase of redevelopment at Henry Horner. As a result, the CHA made a commitment to assist the MACC with finding a new home at a location that would allow them to continue to make their programs readily accessible to the residents of the Henry Horner/West Haven community.

RESOLUTION NO. 2006-CHA-98

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated June 12, 2006, entitled “Request for Authorization to Enter into a Lease Agreement to Lease CHA-Owned, Non-Dwelling Premises Located at 125 North Hoyne.”

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a lease agreement to lease its non-dwelling premises located at 125 North Hoyne.

The Omnibus Motion to adopt resolutions for Items C1 thru C7 was seconded by Commissioner Gates and the voting was as follows:

Ayes:	Sharon Gist Gilliam
	Hallie Amey (<i>Recused from voting on Item C1 only</i>)
	Earnest Gates
	Dr. Mildred Harris
	Michael Ivers
	Martin Nesbitt
	Bridget O’Keefe
	Carlos Ponce
	Mary Wiggins (<i>Recused from voting on Item C1 only</i>)
	Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records